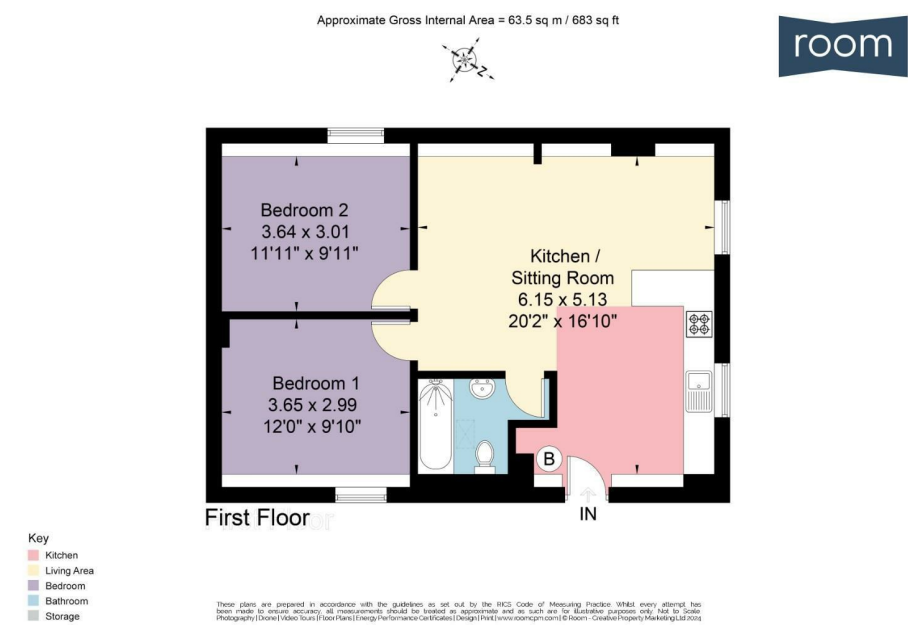
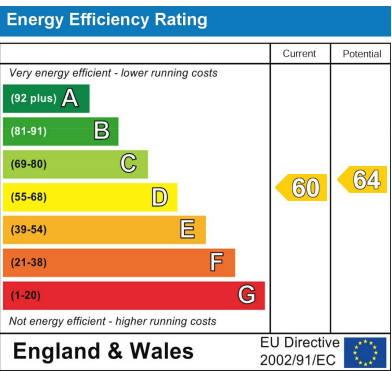


FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



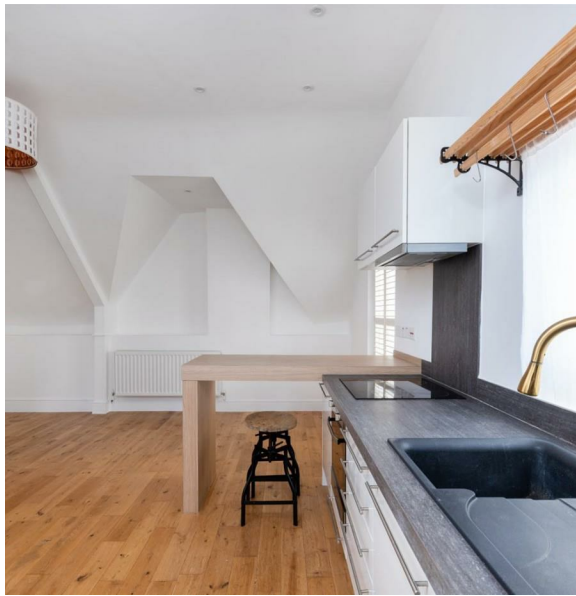
1C, Mile End London Road, Bath, BA1 6PT

2 Bedroom House

PCM
£1,600 PCM

- Apartment with 2 Double Bedrooms
- Self-contained
- Beautifully presented
- Open plan kitchen, living and dining
- Contemporary bathroom
- Private garden with decking area
- Gas Central Heating
- On street permit parking
- Council Tax Band B

DETAILS



Zest are delighted to present this wonderful self-contained, two double bedroom apartment, ideally situated within easy, level walking distance of Bath city centre and close to the popular local amenities of Larkhall village.

The property is beautifully presented, offering a light and airy feel throughout. With its own private entrance, you are welcomed into a bright and spacious open-plan kitchen, living, and dining area—perfect for modern living.

Two generously sized double bedrooms and a contemporary bathroom are accessed directly from the main living space. Outside, the low-maintenance garden—featuring a mix of decking and gravel—provides a perfect spot for relaxing.

Additional benefits include gas central heating and on-street permit parking. Available Now.

LARKHALL
Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three pubs, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many

stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

APPLICANT GUIDE

1. Book a time with us to view the property.
2. If you wanted to make an offer for the landlord to consider then please complete the 'TENANT APPLICATION FORM' provided to you in your viewing confirmation email. If the landlord accepts your offer you will be required to pay the 'Holding Deposit' of 1 weeks rent to secure the property (only once the holding deposit has been paid). These funds upon successful signing of the final agreement will be deducted from your move in monies and is not a fee.
3. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. If you later withdraw from the property, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into the tenancy agreement within the 15-day deadline your holding deposit will be retained. If the landlord decides not to proceed with the tenancy for reasons unrelated to the above, however, then your holding deposit will be refunded to you in full within 7 days. The security deposit is equal to five week's rent, deposits are protected with the Deposit Protection Service (DPS) and must be paid by the applicant and not a third party.

4. If renting on behalf of a Company to house employees, the Company Agency Fee (if applicable) of £468 will apply.
5. Please ensure you have photographic ID such as your passport, as you will be required to have the relevant right to rent in the UK before we can proceed with your application.
6. Please have references for your employment, previous tenancies and, if self-employed, your latest set of company accounts to hand.
7. You will need to have a guarantor (in the absence of references) who is UK based and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
8. Upon completion of referencing and signing of the AST you will be required to pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure by bank transfer.